LONG RANGE AGENDA
February 6, 2020 – February 27, 2020

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5. **DSP-18049 WALKER MILL ROAD BUSINESS PARK** (TCP)
   Council District: 07  Municipality: Capitol Heights
   Located in the northwest quadrant of the intersection of Walker Mill Road and Silver Hill Road. (PA 75B)
   I-1 Zone (1.98 acres) (11/19/2019)
   D.E.N. United General Construction, LLC, Applicant
   **Request:** Construction of a 160 square foot contractors office with outdoor storage for construction material and equipment.

   Action must be taken on or before 2/12/2020.

   **STAFF RECOMMENDATION:**
   • DSP-18049 – APPROVAL with conditions
   • TCP-2-039-2019 – APPROVAL with conditions (BISHOP)

6. **4-18026 BRANDYWINE CORNER** (TCP)
   Council District: 09  Municipality: None
   Located on the west side of Branch Avenue, at the southwest quadrant of its intersection with Moores Road. (PA 85A)
   C-M Zone (5.09 acres) (11/18/2019)
   Brandywine Corner, LLC, Applicant
   **Request:** Two parcels for 18,946 square feet of commercial development.

   Action must be taken on or before 2/11/20.

   **STAFF RECOMMENDATION:**
   • 4-18026 – APPROVAL with conditions
   • TCP1-014-2019 – APPROVAL with conditions (DIAZ-CAMPBELL)
CONCEPTUAL SITE PLAN (Inquiries call 301-952-3530)

7. **CSP-18007 HOPE VILLAGE CENTER**
   (TCP)
   Council District: 09  Municipality: None
   Located southeast quadrant of the intersection of MD 223 (Woodyard Road) and Marlboro Pike. (PA 82A)
   M-X-T Zone (37.61 acres) (11/19/2019)
   VMD-Upper Marlboro, LLC, Applicant
   Request: Mixed use development with 38 single-family attached residential units and 181,950 square feet of commercial for hotel, retail, assisted living, and institutional uses.

   Action must be taken on or before 2/12/20.

   STAFF RECOMMENDATION:
   • CSP-18007 - @
   • TCP1-015-2019 - @
   (HURLBUTT)

PRELIMINARY PLAN OF SUBDIVISION (Inquiries call 301-952-3530)

8. **4-19032 AMBER RIDGE**
   (TCP) (VARIANCE) (VARIATIONS)
   Council District: 04  Municipality: Bowie
   Located on west side of southbound US 301 (Crain Highway), approximately 1200 feet south of its intersection with Mitchellville Road. (PA 74B)
   M-X-T Zone (19.03 acres) (11/18/2019)
   CBR Amber Ridge, LLC, Applicant
   Request: 195 Lots and 26 Parcels for townhouse and commercial development.

   Action must be taken on or before 2/11/20.

   STAFF RECOMMENDATION:
   • 4-19032 – APPROVAL with conditions
   • TCP2-001-2017-01 – APPROVAL with conditions
   • VARIANCE – DISAPPROVAL
   • VARIATIONS – APPROVAL
   (DIAZ-CAMPBELL)
9. **4-19003 PECAN RIDGE**  
(TCP) (VARIANCE)  
Council District: 04  Municipality: None  
Located on the south side of Lloyd Station Road, approximately 315 feet from its intersection with MD 197 (Laurel-Bowie Road). (PA 71A)  
R-R Zone (41.70 acres) (11/6/2019)  
Caruso Homes, Inc., Applicant  
Request: Conservation subdivision with 80 lots and 12 parcels for single family detached development  
Action must be taken on or before 4/8/20.  

**STAFF RECOMMENDATION:**  
- 4-19003 - @  
- TCP-@ - @  
- VARIANCE - @  
(SIMON)

10. **4-19023 BELTWAY PLAZA**  
(TCP)  
Council District: 04  Municipality: Greenbelt  
Located on the north side of MD 193 (Greenbelt Road), at the northeast quadrant of its intersection with Cherrywood Lane. (PA 67)  
M-U-I/D-D-O Zones (53.88 acres) (10/7/2019)  
GB Mall Limited Partnership/Quantum Management Co., Applicant  
Request: 55 parcels for mixed-use development of 2,500 multifamily dwelling units and 700,000 square feet of commercial development  
Action must be taken on or before 3/11/2020.  

**STAFF RECOMMENDATION:** APPROVAL of Request for Continuance to 2/20/20  
(DIAZ-CAMPBELL)
11. **FOUR (4) RESERVATIONS WILL EXPIRE ON JUNE 30, 2020, AT VARIOUS LOCATIONS.** They consist of the following:

   - Two (2) for Branch Avenue/Surratts Road Interchange
   - One (1) Part of Lot 4, Northwest of US 301 and Village Drive for the US 301 Upgrade
   - One (1) Parcel A and Parcel B of Mill Branch Road and Crain Highway (US 301) for the proposed F-10 US 301 upgrade

**STAFF RECOMMENDATION:** APPROVAL to submit affidavits to the owners of the properties for consent to continue certain reservations for additional periods of time as noted in the staff Memorandum dated January 10, 2020, and to provide an opportunity for the County Executive and the County Council to comment on the renewals.

(MASOG)
Prince George’s County Planning Department  
Andree Green Checkley, Esq., Planning Director  

DETAILED SITE PLAN (Inquiries call 301-952-3530)  

DRAFT RESOLUTION – CASE WILL BE HEARD ON  

PGCPB NO. @ - DSP-19001 JSF ANNAPOLIS ROAD  

STAFF RECOMMENDATION: @  
(HURLBUTT)
PROCESSING DEADLINES FOR FEBRUARY 13, 2020

New Information Cut-Off 1/9/20

Sign Posting 1/14/20
5. **4-19005 THE FAIRWAYS AT GLENN DALE ESTATES**  
(TCP) (VARIANCES)  
Council District: 04  Municipality: None  
Located on the east side of Prospect Hill Road,  
approximately 1600 feet northeast of its intersection with  
Glenn Dale Boulevard. (PA 70)  
O-S/R-18C Zones (125.16 acres) (11/25/2019)  
Fairways Glenn Dale MD, LP, Applicant  
**Request: 272 Lots and 9 Parcels for the development of 210 single-family detached and 62 single-family attached dwellings.**  

Action must be taken on or before 2/18/20.  

**STAFF RECOMMENDATION:**  
- 4-19005 - @  
- TCP1-016-2019 - @  
- VARIANCES-25-119(d)(4) - @  

(SIMON)
NOTE: This item must be heard before item # (request a reconsideration hearing for a preliminary plan).

NOTE: By letter dated December 31, 2019, Norman D. Rivera, Esquire is requesting a Waiver of the Planning Board Rules of Procedure for a reconsideration request submitted beyond 14 days of the final decision (Section 10a).

4-18007 WOODMORE OVERLOOK COMMERCIAL (TCP) (VARIATION) (VARIANCE)
Council District: 05 Municipality: None
Located in the northwest quadrant of the intersection of MD 202 (Landover Road) and Lottsford Road. (PA 73)
M-X-T Zone (18.33 acres) (12/18/2018)
Woodmore Overlook Commercial, LLC, Applicant (SIEVERS)
REQUEST A RECONSIDERATION HEARING FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

7. NOTE: THIS ITEM MUST BE HEARD AFTER ITEM # (WAIVER OF THE RULES OF PROCEDURE).

NOTE: This Preliminary Plan of Subdivision was APPROVED by the Planning Board on March 7, 2019 and the Resolution was mailed out on April 2, 2019. Norman D. River, Esquire requests a reconsideration hearing to revise Condition 6.

4-18007 WOODMORE OVERLOOK COMMERCIAL (TCP) (VARIATION) (VARIANCE)
Council District: 05 Municipality: None
Located in the northwest quadrant of the intersection of MD 202 (Landover Road) and Lottsford Road. (PA 73)
M-X-T Zone
(18.33 acres) (12/18/2018)
Woodmore Overlook Commercial, LLC, Applicant

STAFF RECOMMENDATION: DISCUSSION (SIEVERS)

BE SURE TO ADD THE FOLLOWING NOTE TO THE POR LIST – THIS LIST HAS BEEN CLOSED!
8. NOTE: THIS ITEM MUST BE HEARD BEFORE ITEM # (REQUEST A RECONSIDERATION HEARING FOR A PRELIMINARY PLAN).

NOTE: By letter dated January 13, 2020, Arthur J. Horne, Jr., Esquire is requesting a Waiver of the Planning Board Rules of Procedure for a reconsideration request submitted beyond 14 days of the final decision (Section 10a, 10(e), and 12(a)).

4-03071 FOREST HILLS
Council District: 06  Municipality: None.
Tier: Developing.
Located on the west and east sides of Largo Road, approximately 200 feet south of Kent Drive. (PA 79)
116 Lots & 9 Parcels, R-L Zone (167.7 acres) (7/22/2003)
Quad Construction Corporation, Applicant (SIEVERS)
REQUEST A RECONSIDERATION HEARING FOR A PRELIMINARY PLAN (Inquiries call 301-952-3530)

9. NOTE: THIS ITEM MUST BE HEARD AFTER ITEM # (WAIVER OF THE RULES OF PROCEDURE).

NOTE: This Preliminary Plan of Subdivision was APPROVED by the Planning Board on January 15, 2004 and the Resolution was mailed out on February 19, 2004. Arthur J. Horne, Jr., Esquire requests a reconsideration hearing to revise specific finding and conditions.

4-03071 FOREST HILLS
Council District: 06  Municipality: None.
Tier: Developing.
Located on the west and east sides of Largo Road, approximately 200 feet south of Kent Drive. (PA 79)
116 Lots & 9 Parcels, R-L Zone (167.7 acres) (7/22/2003)
Quad Construction Corporation, Applicant

STAFF RECOMMENDATION: DISCUSSION (SIEVERS)

BE SURE TO ADD THE FOLLOWING NOTE TO THE POR LIST – THIS LIST HAS BEEN CLOSED!
PROCESSING DEADLINES FOR FEBRUARY 20, 2020

New Information Cut-Off 1/16/20

Sign Posting 1/21/20
5. **DSP-19052 THE MANSIONS AT MELFORD TOWN CENTER**  
   (TCP) (AC)  
   Council District: 04  Municipality: Bowie  
   Located on the east side of Curie Drive, approximately 424 feet north of Melford Boulevard. (PA 71B)  
   M-X-T Zone (11.12 acres) (11/27/2019)  
   St. John Properties, Inc., Applicant  
   Request: 435 multifamily dwelling units in nine buildings and one 12,000 square foot clubhouse with a swimming pool and other recreational facilities.  
   Action must be taken on or before 2/20/20.  
   STAFF RECOMMENDATION:  
   • DSP-19052 -  
   • TCP-036-99-15 - @  
   • AC - @  
   (ZHANG)

**SPECIFIC DESIGN PLAN (Inquiries call 301-952-3530)**

**SDP-1202-07 CANTER CREEK**  
(TCP)  
Council District: 09  Municipality: None  
Located on west side of Frank Tippet Road, approximately 1,000 feet south of its intersection with Rosaryville Road. (PA 82A)  
R-S/M-I-O Zones (48.00 acres) (11/18/2019)  
Walton Canter Creek Development, LLC, Applicant  
Request: Approval of phases 3 & 4 consisting of 161 single family detached dwellings.  
Action must be taken on or before 3/28/20.  
STAFF RECOMMENDATION:  
• SDP-1202 - @  
• TCPII-002-02-04 - @  
(BURKE)
6. **MANDATORY REFERRAL NO. MR-1938F**  
   (Prince George's County Liberty Sports Park)  
   Council District: 4 Municipality: N/A  
   General Plan: Established Community  
   Located: 201 Prince George's Boulevard, Upper Marlboro, MD 20774 (PA 74A)  
   Zone: E-I-A/R-O-S (53.72 acres)  
   Date Accepted: 01/10/2020  
   Owner: Prince George’s County and The  
   Maryland-National Capital Park and Planning  
   Commission  
   Applicant: Green Branch Management Group  

   **Request:** Construction of a multi-purpose facility for  
   education and development of sports programs and  
   competitions on a year-round facility with 10 lighted  
   fields (6 turf and 4 grass). The fields will primarily be  
   used for lacrosse, soccer, football, rugby and field hockey  
   together with the necessary infrastructure to  
   accommodate games, practices, clinics and tournaments.  

   Action must be taken on or before March 10, 2020.  

   **STAFF RECOMMENDATION:**  
   (MARTIN)
PROCESSING DEADLINES FOR
FEBRUARY 27, 2020

New Information Cut-Off 1/23/20

Sign Posting 1/28/20
COMMUNITY PLANNING, NEIGHBORHOOD REVITALIZATION AND PLACEMAKING SECTION PROJECT UPDATES

STAFF RECOMMENDATION: BRIEFING (DODGSHON/STACHURA)
PGCPB AGENDA
2/27/20

Prince George's County Planning Department
Andree Green Checkley, Esq., Planning Director

BOARD ACTION AND VOTE

DETAILED SITE PLAN (Inquiries call 301-952-3530)

DSP-19044 PARK PLACE
(TCP) (AC) (VARIANCE)
Council District: 01  Municipality: None
Located on the south side of Muirkirk Road, approximately
680 feet west of Van Dusen Road. (PA 60)
I-3 Zone (17.46 acres) (10/2/2019)
Konterra Associates, LLC, Applicant
Request: Construction of 128,810 square feet of flexible
industrial space to be used for office/warehouse/
distribution.

Action must be taken on or before 2/29/20.

STAFF RECOMMENDATION:
• DSP-19044 – @
• TCP2-029-2019 – @
• AC – @
• VARIANCE – @
(BUSH)

DSP-06001-03 COMMONS AT ADDISON ROAD
(TCP)
Council District: 07  Municipality: None
Located at the southwest quadrant of the intersection of
Central Avenue and Addison Road. (PA 75A)
C-S-C/D-D-O/R-55 Zones (2.98 acres) (4/10/2019)
6301 Central Avenue, LLC, Applicant
Request: Development of a mixed-use building including
193 multifamily residential units, approximately
11,000 square feet of ground floor commercial, and a
reduction in the required amount of residential parking.

Action limit has been waived indefinitely.

STAFF RECOMMENDATION:
• DSP-06001-03 - @
• TCPII-013-2019 - @
(BISHOP)